



LOCATION

Address: [3721 REGENCY CIR](#)
City: FORT WORTH
Georeference: 33877J-2-6
Subdivision: REGENCY PLACE ADDN (FT W)
Neighborhood Code: 3K400D

Latitude: 32.8709808299
Longitude: -97.3017785271
TAD Map: 2060-436
MAPSCO: TAR-035V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: REGENCY PLACE ADDN (FT W) Block 2 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06908519

Site Name: REGENCY PLACE ADDN (FT W)-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,664

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MHLANGA LUWIS
MHLANGA FADZI M

Primary Owner Address:

3721 REGENCY CIR
FORT WORTH, TX 76137-1390

Deed Date: 3/24/2009

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D209088951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COPELAND LYNNDAL C	2/17/2005	D205050640	0000000	0000000
HERMAN ANTHONY;HERMAN CHRISTINE	9/19/1997	00129310000545	0012931	0000545
SUTTER HOMES INC	11/27/1996	00126030000226	0012603	0000226
METRONORTH DEVELOPMENT INC	7/19/1996	00124450001635	0012445	0001635
DAVIS-WINTERS INVESTMENTS LTD	1/1/1996	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$216,037	\$55,000	\$271,037	\$270,032
2023	\$205,953	\$55,000	\$260,953	\$245,484
2022	\$189,724	\$45,000	\$234,724	\$223,167
2021	\$165,531	\$45,000	\$210,531	\$202,879
2020	\$144,576	\$45,000	\$189,576	\$184,435

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.